

SUMMIT

at LAGOON RESIDENCES

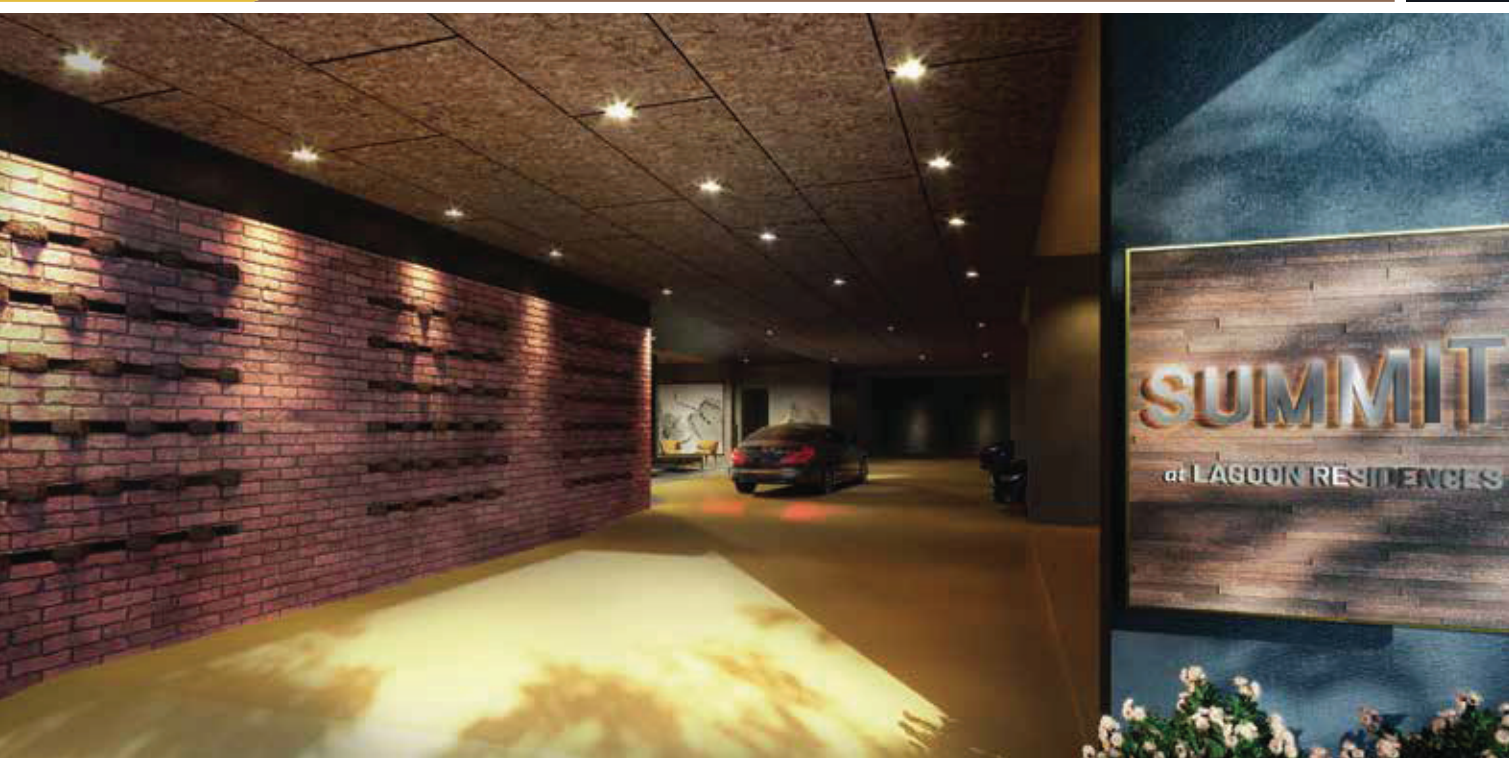
**STEP UP TO
AN ELEVATED LIFESTYLE**



ENTER AN EXCLUSIVE ENCLAVE

Come home to a world of your own, located within the exclusive Senibong Cove community. This ideal sanctuary boasts of privacy and exclusivity; from the dedicated grand entrance to the designer drive-off lobby.

Summit @ Lagoon Residences promises a new elevated lifestyle for the young and trendy.





CITY'S THRILLS AND NATURE'S CALM

Set amidst a lush enclave, surrounded by themed gardens, a large brimming lagoon and encircling landscaped wall, it's the perfect idyllic setting.

This high rise residence offers a panoramic view of the azure waters, blue skies and nature's greenery. Perfect insta-worthy shots at every angle.





YOUR PRIVATE HAVEN

Views that reach out to the horizon. Amenities that make staying home simply amazing.

Here, you can simply live, work, socialise and play at your pace.



MODERN MINIMALISM AT ITS BEST

Vibrant colours,
natural timbers and
modern textures
masterfully weaved
for a contemporary
urban lifestyle.

With panoramic
windows, your home
is infused with natural
light and stunning
views of Senibong Cove
and beyond.





WORK HARD, PLAY HARD

A whole floor of amenities is your perfect playground. Work up a sweat at the indoor and outdoor gymnasiums, take a dip or conquer laps in a 19-metre pool

or host your own dining or entertainment events at the pool-fronting private function rooms. Here, spaces are crafted for living and playing.



BELONG TO AN EXCLUSIVE COMMUNITY

Stroll along our world-class marina, indulge in gastronomic delights at Marina Retail Village and experience the pulsating vibes to truly appreciate why Senibong Cove is the city's most coveted address today.

With an attractive pricing, you can now own a piece of this exclusive waterfront development.



SITE PLAN

THE FINER DETAILS

Summit @ Lagoon Residences launches with only 138 units of exclusive suites and penthouses with these key features:

- > **5 to 7 units per floor**
- > **Spacious layouts from 1,109 to 2,207 sq.ft.**
- > **Panoramic windows for a breath-taking view of Senibong Cove**
- > **Lofty 3m high ceilings**
- > **Minimum 1 and up to 3 parking spaces per unit**
- > **Served by 2 high-speed lifts and 1 cargo lift**
- > **24/7 personnel and automated security**
- > **Less than 5 minutes' drive to Marina Retail Village**

- | | | |
|--------------------------|-------------------|---------------------------------|
| 1. Swimming Pool | 6. Outdoor Gym | 11. Surau (Male/Female) |
| 2. Wading Pool | 7. Function Rooms | 12. Changing Room (Male/Female) |
| 3. Pavilions | 8. Gymnasium | |
| 4. Pool Deck | 9. Meeting Room | |
| 5. Children's Playground | 10. Games Rooms | |





STOREY PLAN

Level 23	23-01	23-02	23-03		23-05		23-06
Level 22	22-01	22-02	22-03	22-05	22-06	22-07	22-08
Level 21	21-01	21-02	21-03	21-05	21-06	21-07	21-08
Level 20	20-01	20-02	20-03	20-05	20-06	20-07	20-08
Level 19	19-01	19-02	19-03	19-05	19-06	19-07	19-08
Level 18	18-01	18-02	18-03	18-05	18-06	18-07	18-08
Level 17	17-01	17-02	17-03	17-05	17-06	17-07	17-08
Level 16	16-01	16-02	16-03	16-05	16-06	16-07	16-08
Level 15	15-01	15-02	15-03	15-05	15-06	15-07	15-08
Level 14	14-01	14-02	14-03	14-05	14-06	14-07	14-08
Level 13	13-01	13-02	13-03	13-05	13-06	13-07	13-08
Level 12	12-01	12-02	12-03	12-05	12-06	12-07	12-08
Level 11	11-01	11-02	11-03	11-05	11-06	11-07	11-08
Level 10	10-01	10-02	10-03	10-05	10-06	10-07	10-08
Level 9	09-01	09-02	09-03	09-05	09-06	09-07	09-08
Level 8	08-01	08-02	08-03	08-05	08-06	08-07	08-08
Level 7	07-01	07-02	07-03	07-05	07-06	07-07	07-08
Level 6	06-01	06-02	06-03	06-05	06-06	06-07	06-08
Level 5	05-01	05-02	05-03	05-05	05-06	05-07	05-08
Level 4	04-01	04-02	04-03	04-05	04-06	04-07	04-08
Level 3	FACILITIES						
Level 2	PODIUM PARKING						
Level 1	PODIUM PARKING						
Ground Floor	PODIUM PARKING						

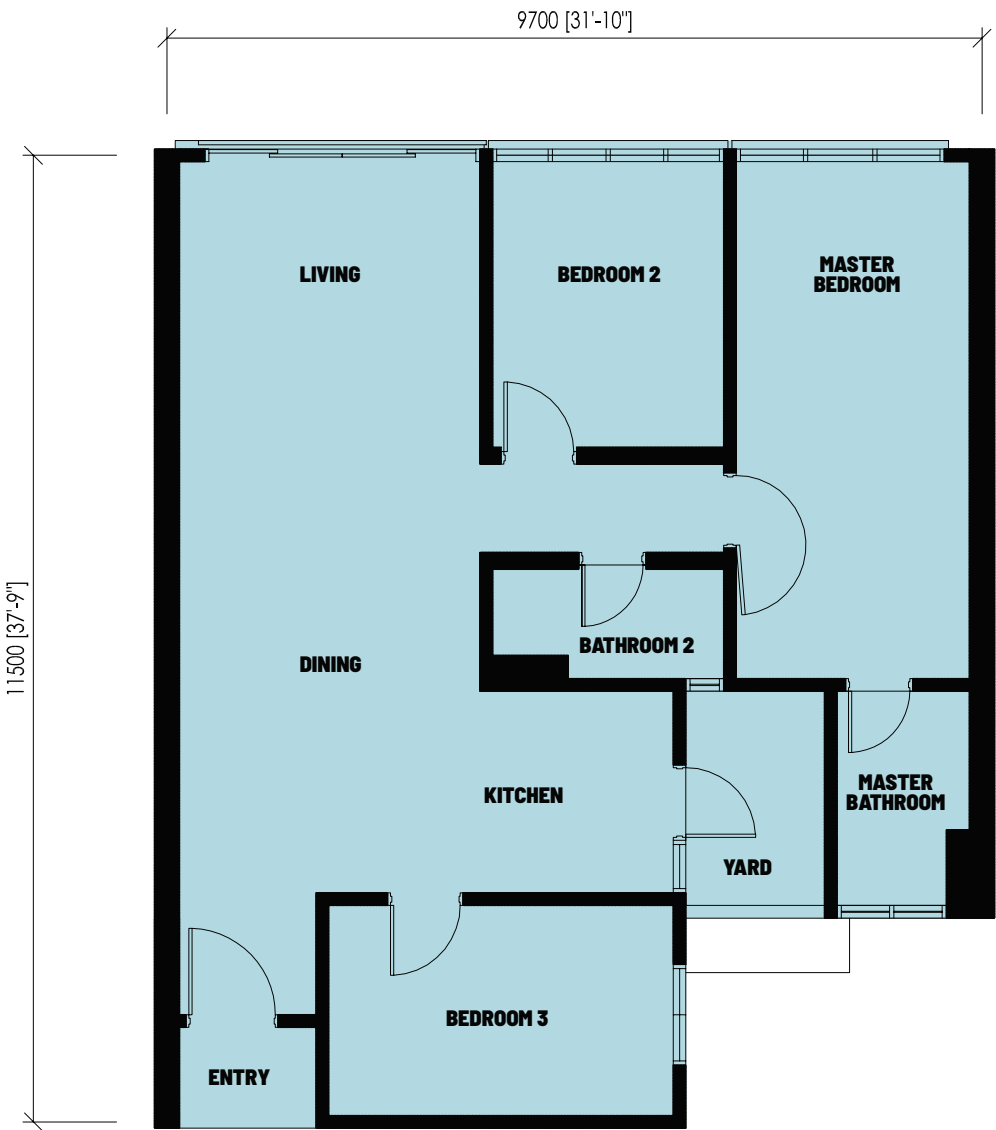
TYPE A1/A2

TYPE B

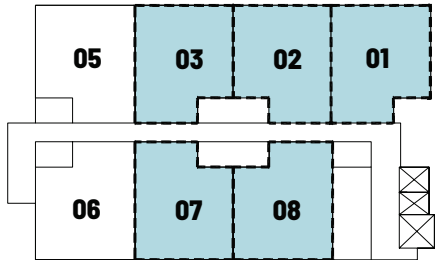
TYPE E1

TYPE A1 / A2

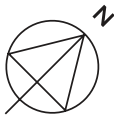
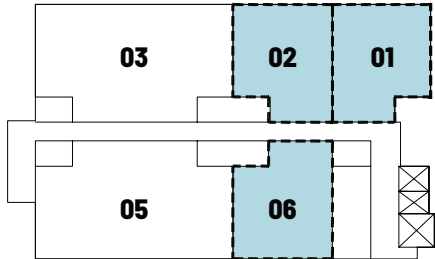
3 Bedrooms, 2 Bathrooms
Built-up area: 1,109 sq.ft



Level 4-22



Level 23

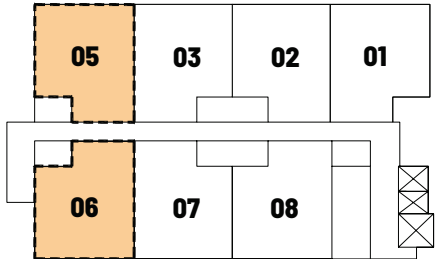


TYPE B

3 Bedrooms, 2 Bathrooms
Built-up area: 1,109 sq.ft

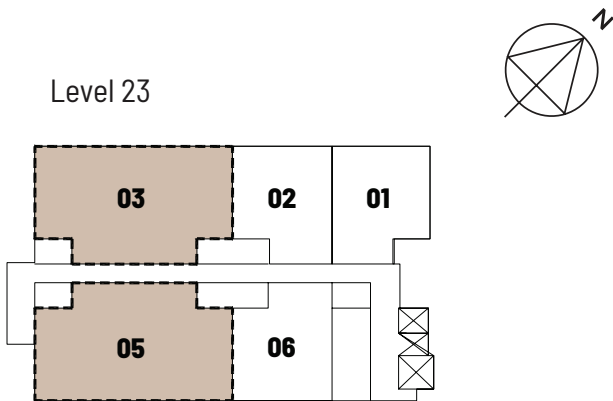
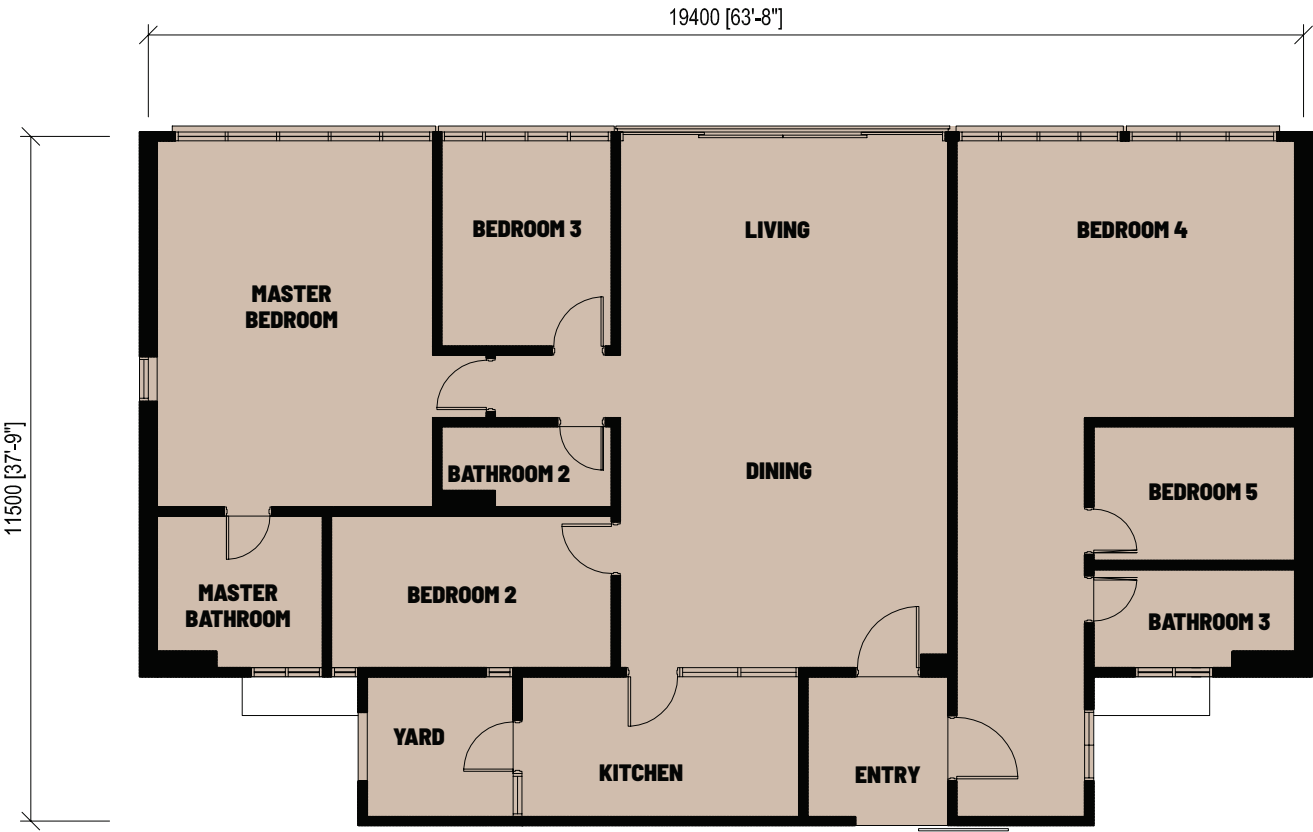


Level 4-22



PENTHOUSE TYPE E1

5 Bedrooms, 3 Bathrooms
Built-up area: 2,207 sq.ft



TYPE A1/A2/B

Structure	: Reinforced concrete
Wall	: Bricks/ Reinforced concrete wall
Roof covering	: Metal roofing / RC flat roof
Roof framing	: Metal framed / RC
Ceiling	: Skim coat / Plaster ceiling
Windows	: Aluminium framed glass windows
Doors	: Timber flush door / Fire door (entrance door)
Ironmongery	: Selected quality ironmongery
Wall finishes	: Skim coat and paint : Ceramic wall tiles at bath rooms : Ceramic wall tiles at kitchen on one (1) side wall
Floor finishes	: Entry / living / dining / kitchen - Ceramic tiles : Master Bedroom, Bedroom 2 & 3 - Laminated flooring : Bathrooms / yard - Ceramic tiles : A/C ledge - Cement render
Sanitary and plumbing fittings	: Selected quality sanitary wares and fittings
Electrical installation	: Lighting point - 11 Nos : Fan point - 4 Nos : Power point - 12 Nos : Telephone point - 1 Nos : TV point - 1 Nos : Air-con point - 4 Nos : Water heater point - 2 Nos : Bell point - 1 No : Intercom - 1 No
Internal telephone trunking & cabling	: Available

TYPE E1

Structure	: Reinforced concrete
Wall	: Bricks/ reinforced concrete wall
Roof covering	: Metal roofing / RC flat roof
Roof framing	: Metal framed / RC
Ceiling	: Skim coat / plaster ceiling
Windows	: Aluminium framed glass windows
Doors	: Timber flush door / Fire door (entrance door)
Ironmongery	: Selected quality ironmongery
Wall finishes	: Skim coat and paint : Ceramic wall tiles at bath rooms : Ceramic wall tiles at kitchen on one (1) side wall
Floor finishes	: Entry / living / dining / kitchen - Ceramic tiles : Master bedroom, Bedroom 2, 3 & 5 - Laminated flooring : Bedroom 4 - Ceramic tiles : Bathrooms / yard - Ceramic tiles : A/C ledge - Cement render
Sanitary and plumbing fittings	: Selected quality sanitary wares and fittings
Electrical installation	: Lighting point - 15 Nos : Fan point - 6 Nos : Power point - 18 Nos : Telephone point - 2 Nos : TV point - 2 Nos : Air-con point - 4 Nos : Water heater point - 3 Nos : Bell point - 1 No : Intercom - 1 No
Internal telephone trunking & cabling	: Available

LOCATION MAP



WHERE PASSION MEETS EXPERTISE

WM Senibong is part of Walker Corporation, Australia's largest private, diversified development company. In Malaysia, WM Senibong is renowned for Senibong Cove and Senibong Hills, a waterfront jewel, and Crest@ Austin, the new pulse of Mt Austin. Each of our developments is a testament to a deep sense of community and belonging. As a master planner of communities, our vision is to create places to live, work, socialise and play. To create homes which are truly a legacy for the next generation.



- A JOHOR BAHRU CITY CENTRE**
 - Upgrading of Central Business District
 - Customs, Immigration and Quarantine Complex (CIQ)
 - JB-Singapore Causeway
 - Proposed Rapid Transit System (RTS) - Woodlands / Johor Bahru City
- B ISKANDAR PUTERI**
 - Kota Iskandar (Johor State Administrative Centre)
 - EduCity
 - Theme Parks
 - Medical Park
 - Legoland
- C WESTERN GATE DEVELOPMENT**
 - Port of Tanjung Pelepas
 - Malaysia - Singapore Second Link
 - Tanjung Piai
 - Tanjung Bin Power Plant
 - RAMSAR World Heritage Site
- D EASTERN GATE DEVELOPMENT**
 - Tanjung Langsat Industrial Complex
 - Johor Port
 - Tanjung Langsat Port
 - Pasir Gudang Industrial Park
- E SENAI-SKUDAI**
 - Senai International Airport
 - Senai High-Tech Park
 - MSC Cyberport City
 - Senai Cargo Hub
 - Sedenak Industrial Park
 - Johor Technology Park

Developed by:

Senibong Hills Sdn Bhd (1011531-T)

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🛒 Senibong Cove Sales Gallery

• Developer's License No.: 14523-3/08-2023/0625 (L) (21/08/2021 - 20/08/2023) • Advertisement & Sales Permit No.: 14523-3/08-2023/0625 (P) (21/08/2021 - 20/08/2023) • Building Type: Apartments • Selling Price: RM544,000 (min), RM1,313,000 (max) • Total Units: 138 • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No.: MBJB/U/2016/14/BGN/44 (36) • Expected Date of Completion: August 2024 • Land Tenure: Freehold • Land Encumbrances: Free from Encumbrances *15% discount for Bumiputera lot

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Disclaimer: The information contained in this brochure may be changed or deleted or altered at any time without prior notice and/or subject to amendments as may be required by the developer, the authorities and the developer's consultants from time to time. Purchasers are advised to refer to actual information, specifications or plans as inserted in the stamped Sales and Purchase Agreement entered into between the developer and the purchaser. All drawings are merely artist impressions only.

A PROJECT BY:



A member of Walker Corporation